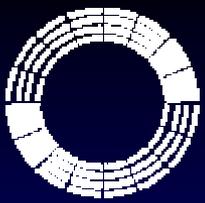


The Real Estate Roundtable

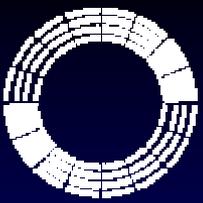
Washington Update:

High Performance Green Building
Incentives & Guidelines



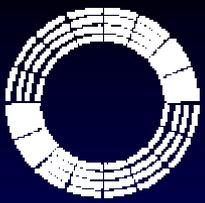
Who We Are

- *Private Sector Industry Leaders*
- *National Real Estate Trade Associations*



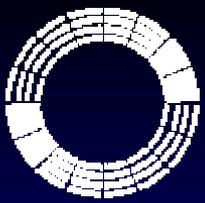
Trade Associations

- **American Resort Development Association (ARDA)**
- **Association of Foreign Investors in Real Estate (AFIRE)**
- **Building Owners & Managers Association International (BOMA)**
- **International Council of Shopping Centers (ICSC)**
- **Mortgage Bankers Association of America (MBA)**
- **National Association of Homebuilders (NAHB)**
- **National Association of Industrial and Office Properties (NAIOP)**
- **National Assn. of Real Estate Investment Managers (NAREIM)**
- **National Association of Real Estate Investment Trusts (NAREIT)**
- **National Association of Realtors (NAR)**
- **National Multi Housing Council (NMHC)**
- **Urban Land Institute (ULI)**



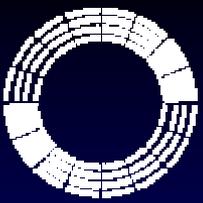
Mission

- *Involve real estate leaders in the national policy-making process*
- *Coordinate shared national policy interests among numerous real estate trade associations*



Some Recent Policy Accomplishments

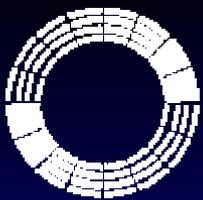
- *Landmark Brownfields liability protections and related tax reforms*
- *30% bonus depreciation deduction for leasehold improvements*
- *EPA's 2000 Climate Protection Award*



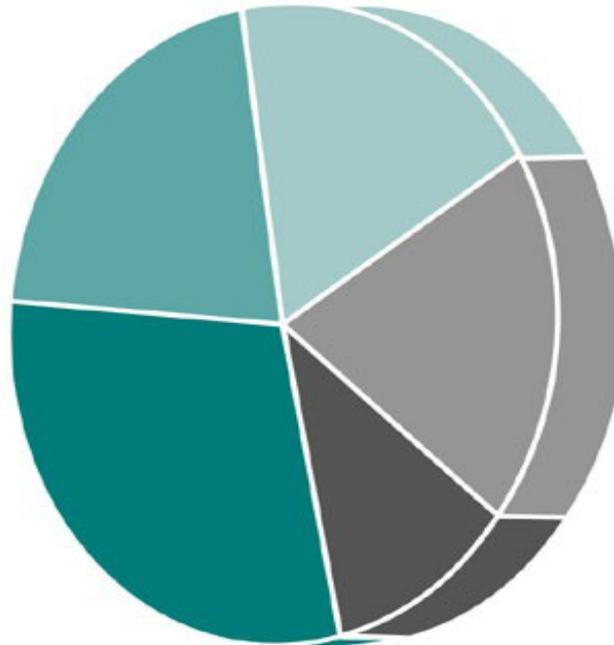
National Policy to Advance Green Buildings

What's Ahead for 2002

- **Tax (Treasury & Congress)**
- **Environment (EPA/DOE)**
- **High Performance Buildings & Technology (Energy Dept)**



Energy as a Percent of Total Commercial Building Operating Expense



30% Energy

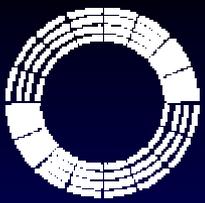
19% Cleaning

21% Repairs,
Maintenance

11% Roads, Grounds,
Security

19% Administrative

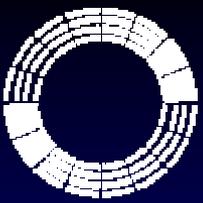
Building Owners & Managers Association International (BOMA)



Tax Policy: Incentives

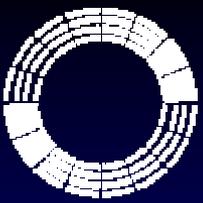
- *Permanent Incentive to upgrade leasehold improvements (including energy efficiency) ...*

- *Energy Efficiency/Technology Tax Credits*
 - *Up to \$1000 credit for Fuel Cells*
 - *Up to \$2.25 per sq. ft. deduction for efficient building costs*



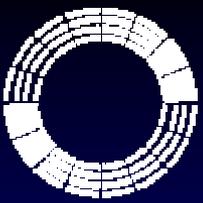
Policy Outlook

- *Both the House and Senate have passed energy bills with energy efficiency incentives for buildings*
- *Hurdles to final passage: controversial environment and energy production measures*
- *Contact Your Senator*



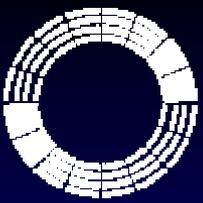
Environmental Policy: Energy Star

- *Significant cost savings and positive environmental impact*
- *Expanded program to include hospitality industry*



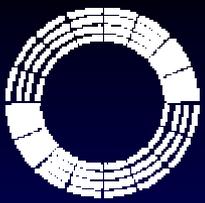
Energy Star Program

- *Market Transformation Goal*
- *Energy Star Buildings & Benchmarking Increasing*
- *Program Growing Quickly*



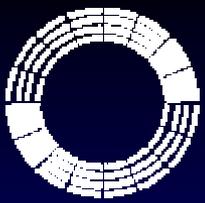
Program Outlook

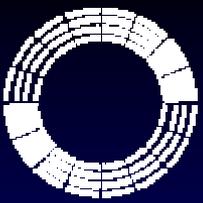
- *Bush Administration Support*
- *Ambitious Roll Out Plans for Additional Building Sectors*
- *Research & Development: Future Initiatives*



Energy: Priorities

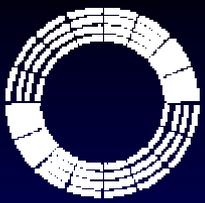
- *Research and Development*
- *High Performance Buildings*
- *Distributed Generation*





Outlook

- *Industry will continue to partner with DOE and EPA to advance green building technology*



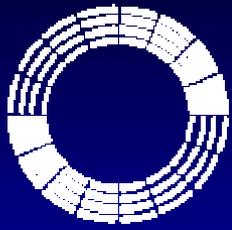
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The Real Estate Roundtable

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